





THROUGHOUT HOUSE:

- High Ceilings Throughout
- Hardwood Flooring
- LED Potlights Throughout
- House Wired with Ethernet (cat 5 ethernet cable)
- Crown Moulding (Main Floor)
- Central Vac System
- Two Separate Thermostats (controlling upstairs and downstairs)
- Three Alarm Code Pads (one in primary bedroom)
- Surge Protector Upgraded 200 amp on Electrical Panel (2021)
- Dual Air Conditioner System



 Royal LePage Signature Realty
8 Sampson Mews, #201
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SPECIAL FEATURES

36 CASTLEWOOD ROAD

FOYER

- Single door entry
- Built-in Coat Storage and Bench
- Access to 2-Piece Powder Room

DINING ROOM

- Certified Wood-Burning Fireplace

KITCHEN

- Oversized Central Island with Double Sink
- Stainless Steel Appliances (Kitchen Aid Oven Replaced in 2019)
- Convenient Pan Sweep Inlet (Connected to Central Vac)
- Eat-In Banquette Seating Area
- Connects to Living Room

FAMILY ROOM

- Open concept living and kitchen area
- Built-In Shelves and Media Unit
- Built-In Surround Sound System
- Floor-to-Ceiling Windows (West Facing)
- Walkout to Sun Deck and West Facing Back Yard

PRIMARY BEDROOM

- Single Door Entry
- Vaulted Ceilings
- Walk-In Closet with Built-In Shelves
- Large Window (West Facing)

ENSUITE PRIMARY BATHROOM (5 PC)

- Double Vanity Sink
- Victoria + Albert Luxury Soaking Bathtub
- Heated Flooring
- Glass Walk-In Shower





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SPECIAL FEATURES

36 CASTLEWOOD ROAD

BASEMENT

- Separate Entrance
- Ample Built-In Storage/Closets
- Waterproofed with Sump Pump
- New Vinyl Flooring 2022
- The Gym Area can be Converted into an Additional Bedroom
- Access to Laundry Room
- Access to 4-Piece Bathroom

BACK YARD AREA

- Large Sun Deck
- Gas Line BBQ
- English Inspired Landscaping with plants and species that will bloom throughout the summer
- High-Quality Garden Shed

OTHER

- 1 Car Parking (Legal Pad with Mutual Driveway)
- Street Parking Permits Available